

WEST VALLEY CITY PLANNING COMMISSION AGENDA
Wednesday, November 12, 2014

Planning Commission Technical Committee.....November 4, 2014 @ 8:00 a.m.
Planning Commission Study Session.....November 5, 2014 @ 3:30 p.m.
Planning Commission Pre-Meeting.....November 12, 2014 @ 3:30 p.m.
Planning Commission Meeting.....November 12, 2014 @ 4:00 p.m.

The Public Hearing is held in the City Council Chambers at West Valley City Hall.
3600 Constitution Boulevard, West Valley City, UT 84119

☐Woodruff ☐Fuller ☐Matheson ☐Mills ☐Conder ☐Thomas ☐Meaders ☐Tupou

ZONE TEXT CHANGE APPLICATIONS

ZT-6-2014 Petition by **WEST VALLEY CITY** requesting a **zone text amendment** to the City Center Zone to expand the list of prohibited uses and modify the requirements for changes to nonconforming structures. (Staff- **Steve Pastorik** at 801-963-3545)

SUBDIVISION APPLICATIONS

S-14-2014 Petition by **NICK MINGO, REPRESENTING IVORY HOMES**, requesting **final plat approval** for the 10th phase of the Highbury Place Subdivision. This phase consists of 23 lots on 7.3 acres. The subdivision is zoned R-1-8 and is located at approximately 5012 West 2850 South. (Staff- **Steve Lehman** at 801-963-3311)

S-15-2014 Petition by **ELIAS RAIGNE, REPRESENTING RELIANCE HOMES**, requesting **preliminary subdivision approval** for the Thomasville Manor Subdivision. The subdivision will consist of 26 lots on 9.8 acres. The subdivision is zoned R-1-10 and is located at approximately 7050 West 3500 South. (Staff- **Steve Lehman** at 801-963-3311)

S-16-2014 Petition by **JOE CUNNINGHAM** requesting a **plat amendment** to lot 1 of the Moose Landing Subdivision. The application will amend and extend lot 1 to create an additional building lot. The property is located at approximately 4133 South Colt Court (4695 West) and is zoned R-1-8. (Staff- **Steve Lehman** at 801-963-3311)

S-17-2014 Petition by **JOE CUNNINGHAM** requesting **preliminary and final plat approval** for the Colt Plaza Subdivision. This subdivision will consist of 4 lots on 21.6 acres. The subdivision is located at 3100 South 5600 West and is zoned C-2. (Staff- **Steve Lehman** at 801-963-3311)

S-18-2014 Petition by **JOE CUNNINGHAM** requesting a **plat amendment** for lot 5 in the Colt Plaza III Subdivision. This application will amend and extend lot 5 to create a larger building lot. The property is located at approximately 2938 South 5600 West and is zoned C-2. (Staff- **Steve Lehman** at 801-963-3311)

S-19-2014 Petition by **ABDUL AFRIDI** requesting **consideration to amend** lots 1, 13, and 14 of the Chesterfield Plat A Subdivision. The purpose for the subdivision is to consolidate the 3 existing lots into one lot and to dedicate the south end of Winton Street. The property is zoned A and is located at approximately 2516 South Winton Street. (Staff- **Steve Lehman** at 801-963-3311)

CONDITIONAL USE APPLICATIONS

C-59-2014 Petition by **FRUTI BAR** requesting a **conditional use amendment** for a convenience store. The property is located at 1898 W 3500 S on 1.08 acres and is zoned C-2 (general commercial). (Staff- **Jody Knapp** at 801-963-3497)

C-60-2014 Petition by **BANZAI TEPPAN YAKI** requesting a **conditional use amendment** for a restaurant with liquor. The property is located at 2856 S 5600 W on .51 acres and is zoned 'C-2' (general commercial). (Staff- **Jody Knapp** at 801-963-3497)

C-61-2014 Petition by **THE COMPETITIVE EDGE** requesting **conditional use approval** for a property maintenance company. The property is located at 2260 S 4000 W on 1 acre and is zoned 'M' (manufacturing). (Staff- **Jody Knapp** at 801-963-3497)

C-62-2014 Petition by **KEARNS IMPROVEMENT DISTRICT** requesting a **conditional use** to appeal landscaping requirements along a high image arterial. The property is located at 6357 W 5400 S on 1.95 acres and is zoned 'M' (manufacturing). (Staff- **Jody Knapp** at 801-963-3497)

C-63-2014 Petition by **ARBOR GARDNER** requesting **conditional use approval** for a Freddy's restaurant with drive through. The property is located at 5502 W High Market Drive on .85 acres and is zoned 'M' (manufacturing). (Staff- **Lee Logston** at 801-963-3531)

C-64-2014 Petition by **GRANGER-HUNTER IMPROVEMENT DISTRICT** requesting a **conditional use** to appeal landscaping requirements along a high image arterial. The property is located at 1302 W 3100 S on 9.85 acres and is zoned 'B/RP' (business research park). (Staff- **Jody Knapp** at 801-963-3497)

PLANNING COMMISSION BUSINESS

Approval of Minutes from October 22, 2014 (Regular Meeting)

Approval of Minutes from November 5, 2014 (Study Session)

West Valley City does not discriminate on the basis of race, color, national origin, sex, religion, age, sexual orientation or disability in employment or the provision of services. If you are planning to attend this public meeting and, due to a disability, need assistance in understanding or participating in the meeting, please notify the City eight or more hours in advance of the meeting. We will try to provide whatever assistance may be required. The person to contact for assistance is Nichole Camac, 963-3282.